

Cornerstone Planning Ltd
Attention: Mr Alan Presslee
alan@cornerstone-planning.co.uk

Date Of Decision : 25 January 2021
Development : Construction of 322 Dwellings with Associated Access, Open Space, Landscaping, Associated Works & increasing Height of Bund to NDR
Location : Land off Green Lane West, Rackheath
Applicant : Mr J Nicholls
Application Type: Full Planning

Town & Country Planning Act 1990

The Council in pursuance of powers under this Act **GRANTS PLANNING PERMISSION** for the development referred to above in accordance with the details on the application form and subject to the following **conditions**:-

- 1 The development to which this permission relates must be begun not later than **THREE** years beginning with the date on which this permission is granted.

Reason:

The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

Reason:

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

- 3 Prior to commencement of development within each phase as indicated on the submitted plan ref. NHRH1-PH-CON-01, in accordance with the submitted Flood Risk Assessment (Rossi Long ref: 141079 Rev 3 Dated May 2018), detailed designs of a surface water drainage scheme for that phase incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme, in so far as it relates to each phase, will be implemented prior to the first occupation of any dwelling within that phase. The scheme shall address the following matters:

I. Detailed infiltration testing in accordance with BRE Digest 365 along the

length of the proposed infiltration features.

II. Infiltration feature sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change flood event.

III. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change flood event.

IV. Surface water runoff rates from the development site should be attenuated to the existing runoff rate to a maximum of 15.6 l/s in all return periods as stated within section 7.11 of the FRA. This should be maintained at detailed design stage.

V. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

VI. Calculations provided for a 1 in 100 year critical rainfall event, plus climate change, to show, if any, the depth, volume and location of any above ground flooding from the drainage network, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

VII. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

VIII. Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period need to be provided. Floor levels associated with the drainage system should not be less than 300mm below the finished ground floor levels.

IX. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include the ordinary watercourse and any structures such as culverts within the development boundary.

Reason:

To avoid the risk of flooding and to ensure the satisfactory development of the site in accordance with policy CSU5 of the Development Management DPD 2015. The requirements of the condition are 'pre-commencement' to ensure that the detailed design has been finalised and appropriate room for SuDS/local flood risk management has been allowed for and is compatible with other constraints.

4 The development hereby permitted shall be carried out in full accordance with the approved Arboricultural Method Statement, Tree Protection Plans, Tree Pit details and Landscape and Ecological Management and Maintenance Plan as listed as approved plans and documents under condition 2.

Reason:

To ensure the continuity of amenity value afforded by the existing and proposed trees in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.

- 5 Prior to the first occupation of any dwelling within each phase as indicated on the submitted plan ref. NHRH1-PH-CON-01, a programme for the implementation of the approved landscaping scheme within that phase shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved scheme. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the timely delivery of proposed landscaping in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.

- 6 The development hereby permitted shall be carried out in full accordance with the report titled Sustainable Construction and Energy Consumption Statement dated 11th June 2019.

Reason:

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk: 2011/2014.

- 7 All dwellings, other than those shown within the green contours in Figures 1 and 2 of the Noise Assessment (ref 15-0059-0 R02 dated 4th July 2017), shall be constructed in full accordance with the glazing and ventilation specification requirements as detailed in 4.2 of the submitted Noise Assessment.

Reason:

To protect the amenities of future occupiers in respect of road noise in accordance with Policy GC4 and EN4 of the Development Management DPD 2015.

- 8 Prior to the commencement of development within each phase as indicated on the submitted plan ref. NHRH1-PH-CON-01, the following shall be submitted to and approved in writing by the local planning authority for that phase:

A Materials Management Plan-Minerals (MMP-M) informed by the submitted Additional Mineral Assessment (Ref NHOM0114 dated January 2018), which will consider the extent to which on-site materials which could be extracted during the proposed development would be reused in the construction

phases.

The MMP-M should outline the amount of material which could be reused on site; and for material extracted which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The MMP-M will require that the developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant.

The development shall then be carried out in accordance with the approved MMP-M.

The developer shall provide an annual return of these amounts to the Local Planning Authority, or upon request of the Local Planning Authority.

Reason:

To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026. The requirements of the condition are pre-commencement as the details relate to construction activities on site.

- 9 Prior to the first occupation of any dwelling within the Northern Phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), details of pedestrian access routes and boundary treatment between the Northern Phase and Newman Road Woods shall be submitted to and approved in writing by the Local Planning Authority. The works detailed on the approved plans shall be carried out and implemented prior to the occupation of the final dwelling in the Northern Phase.

Reason:

To ensure access to Newman Road Woods is provided to enhance the permeability of the site for pedestrians in accordance with policy GC4 of the Development Management DPD 2015 and GT18 of the Growth Triangle Area Action Plan.

- 10 Prior to the commencement of development within each phase as indicated on the submitted plan ref. NHRH1-PH-CON-01, detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage within that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014. This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to

expensive remedial action and adversely impact on the viability of the development.

- 11 Prior to the occupation of the final dwelling within each phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), all works shall be carried out on roads / footways / cycleways / street lighting / foul and surface water sewers in accordance with the approved specification for that phase to the satisfaction of the Local Planning Authority.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014.

- 12 Before any dwelling is first occupied the road(s)/footway(s)/cycleway(s) serving the specific dwelling shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason:

To ensure satisfactory development of the site as required by policies GC4 and TS3 of the Development Management DPD 2015 and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

- 13 Prior to the first occupation of any dwelling within the Northern Phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), visibility splays at the access onto Green Lane West which serve that phase shall be provided in full accordance with the details shown on the approved plans. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Prior to the first occupation of any dwelling within the Southern Phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), visibility splays at the accesses onto Green Lane West and Salhouse Road which serve that phase shall be provided in full accordance with the details shown on the approved plans. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason:

In the interests of highway safety in accordance with policy TS3 of the Development Management DPD 2015.

- 14 Prior to the commencement of development within each phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), a scheme detailing provision for on-site parking for construction workers for the duration of the construction period of that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason:

To ensure adequate off-street parking during construction in the interests of highway safety in accordance with policy TS3 of the Development Management DPD 2015. This needs to be a pre-commencement condition as it deals with the construction period of the development.

- 15 Prior to the commencement of development within each phase (as indicated on the submitted plan ref. NHRH1-PH-CON-01), a Construction Traffic Management Plan and Access Route (which shall incorporate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities) shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

For the duration of the construction period all traffic associated with the construction of each phase of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.

Reason:

In the interests of maintaining highway efficiency and safety in accordance with policy TS3 of the Development Management DPD 2015. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

- 16 Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on the site of plots 1-120 unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on drawing 141079-C-001-P4 S278 Works Layout have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with policy TS3 of the Development Management DPD 2015.

- 17 Prior to the first occupation of the Plots 1 - 120 hereby permitted the off-site highway improvement works shall be completed in accordance with the drawings agreed under condition 16 to the written satisfaction of the Local Planning Authority.

Reason:

To ensure that the highway improvement works are delivered in the interest of highway safety and to protect the environment of the local highway corridor in accordance with policy TS3 of the Development Management DPD 2015.

- 18 Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on the site of plots 121-322 unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on drawings drawing 141079-C-001-P4 S278

Works Layout, 141079 C-025_ P3 Location Plan, 141079 C-020_ P7 S278 Works Layout Phase 2, 141079 C-022_ P3 Cross Sections Sheet 1 of 2, 141079 C-023_ P4 Cross Sections Sheet 2 of 2 and 141079 C-026_ P7 Engineering Plan have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with policy TS3 of the Development Management DPD 2015.

- 19 Prior to the first occupation of plots 121 - 322 hereby permitted the off-site highway improvement works shall be completed in accordance with the drawings agreed under condition 18 to the written satisfaction of the Local Planning Authority.

Reason:

To ensure that the highway improvement works are delivered in the interest of highway safety and to protect the environment of the local highway corridor in accordance with policy TS3 of the Development Management DPD 2015.

Plans and Documents:-

Amended Dwg No NHRH1_PH_CON_01 Phasing Plan received 14 December 2020

2020_08_11 Additional Dwg No C025_Rev P3 Location Plan Phase 2

2020_08_11 Additional Dwg No C023_Rev P3 S278 Works Layout Phase 2 Cross Sections Sheet 2

2020_08_11 Additional Dwg No C022_Rev P3 S278 Works Layout Phase 2 Cross Sections Sheet 1

2020_08_11 Additional Dwg No C020_Rev P7 S278 Works Layout Phase 2

2020_07_02 Amended Dwg No NHRH1_10_01E Proposed Layout

Amended Dwg No NHRH1_PHASING_01B Development Phasing Plan received 13 January 2020

Additional Letter Report from James Black Associates received 30 July 2019

Additional Archaeological Evaluation Mitigation Report with C14 Appendix received 08 March 2019

Affordable Housing Schedule received 24 January 2019

Amended Dwg No NHRH1_AFFORD_01 E Affordable Housing Plan received 24 January 2019

Additional Landscape and Ecological Management and Maintenance Plan REF JBA 14/75 received 28 September 2018

Amended Dwg No NHRH1_OPEN_01 A Open Space Provision received 6th July 2018

Amended Dwg No JBA_14_75_27_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_26_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_25_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_24_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_23_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_22_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_21_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_20_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_19_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_18_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No JBA_14_75_17_Rev C Detailed Soft Landscape for Plots received 28 September 2018

Amended Dwg No CAM_1371_A_PL80_A Elevations & Floor Plans of Garages Type Q_R & S received 18 July 2018

Amended Dwg No CAM_1371_A_PL79_A Elevations & Floor Plans of Garages Type L_M_N_O & P received 18 July 2018

Amended Dwg No CAM_1371_A_PL78_A Elevations & Floor Plans of Garages Type F_G_H_I_J & K received 18 July 2018

Amended Dwg No CAM_1371_A_PL77_A Elevations & Floor Plans of Garages Type A_B_C_D & E received 18 July 2018

Amended Dwg No CAM_1371_A_PL67_A Elevations Plots 265-271 The Tilson_Hudson_Lucas & Atkinson E (H) (with driveway) received 18 July 2018

Amended Dwg No CAM_1371_A_PL66_A Floor Plans Plots 265-271 The Tilson_Hudson_Lucas & Atkinson E (H) (with driveway) received 18 July 2018

Amended Dwg No CAM_1371_A_PL24_A Elevations & Floor Plans Plots 23, 49 and 52(H) The Hoyland received 18 July 2018

Amended Dwg No CAM_1371_A_PL22_A Elevations & Floor Plans Plots 20(H)_52_70(H)_134_161(H)_164(H)_184(H) & 191(H) The Allington received 18 July 2018

Amended Dwg No CAM_1371_A_PL11_A Elevations & Floor Plans Plots 2_71_110(H)_133_152(H)_153 & 198 The Anderson received 18 July 2018

Dwg No CAM_1371_A_PL10 Elevations & Floor Plans Plots 1 The Kearney received 8 September 2017

Dwg No CAM_1371_A_PL12 Elevations & Floor Plans Plots 3-4_219-220 & 321-322(H) The Gibson & Allington received 8 September 2017

Dwg No CAM_1371_A_PL13 Elevations & Floor Plans Plots 5_24_109_115_157_158 & 313 The Aspen received 8 September 2017

Dwg No CAM_1371_A_PL14 Elevations & Floor Plans Plots 6(H)_22_42_48(H)_53_131_145(H)_203(H)_247_249(H)_301(H) & 311 The Gentry received 8 September 2017

Dwg No CAM_1371_A_PL15 Elevations & Floor Plans Plots 7-8(H) & 9-10 The Hodekin and Hodekin A received 8 September 2017

Dwg No CAM_1371_A_PL16 Elevations & Floor Plans Plots 11_25(H)_87_94(H)_123(H)_149(H)_162_182(H) & 202 The Calder received 8 September 2017

Dwg No CAM_1371_A_PL17 Elevations & Floor Plans Plots 12-13(H) & 15-16(H) The Tilmans received 8 September 2017

Dwg No CAM_1371_A_PL18 Elevations & Floor Plans Plots 14_39(H)_97(H) & 132(H) The Flanagan received 8 September 2017

Dwg No CAM_1371_A_PL19 Elevations & Floor Plans Plots 17_114_122(H)_135_154_165(H)_175(H)_179_183(H)_185(H)_223(H) & 248 The Davenport received 8 September 2017

Dwg No CAM_1371_A_PL20 Elevations & Floor Plans Plots 18_104_121 & 318 The Ambrose received 8 September 2017

Dwg No CAM_1371_A_PL21 Elevations & Floor Plans Plot 19 & 317(H) The Caulfield received 8 September 2017

Dwg No CAM_1371_A_PL23 Elevations & Floor Plans Plots

21(H)_26(H)_41_98(H)_173_176(H)_186_206_272 & 316 The Buren received 8 September 2017
Dwg No CAM_1371_A_PL25 Elevations & Floor Plans Plots 116-117(H) & 319-320 (H) The Kelley received 8 September 2017
Dwg No CAM_1371_A_PL27 Elevations & Floor Plans Plots 36-38 The Ballen_Ballen (H) & Minton received 8 September 2017
Dwg No CAM_1371_A_PL28 Elevations & Floor Plans Plot 40 The Kearney received 8 September 2017
Dwg No CAM_1371_A_PL29 Elevations & Floor Plans Plots 43-45 The Penrose_Penrose (H)& Perry received 8 September 2017
Dwg No CAM_1371_A_PL30 Elevations & Floor Plans Plots 46-47(H)_95-96(H) & 187-188(H) The Hockney B received 8 September 2017
Dwg No CAM_1371_A_PL31 Elevations & Floor Plans Plots 50(H)_51_141_142(H) & 197(H) The Davenport B received 8 September 2017
Dwg No CAM_1371_A_PL34 Elevations & Floor Plans Plots 128-130 & 146-148 The Perry A_Penrose & Penrose (H) received 8 September 2017
Dwg No CAM_1371_A_PL37 Elevations & Floor Plans Plots 69_136(H)_150_200(H)_201 & 222 The Goldin A received 8 September 2017
Dwg No CAM_1371_A_PL41 Elevations & Floor Plans Plots 88-90 The Barnet B & Minton (H) received 8 September 2017
Dwg No CAM_1371_A_PL42 Elevations & Floor Plans Plots 91-93_Ballen (A)_Barnet (A) & Minton received 8 September 2017
Dwg No CAM_1371_A_PL43 Floor Plans Plots 99-103 The Mangold_Mangold A_Kruger_Mangold & Mangold A (with garage) received 8 September 2017
Dwg No CAM_1371_A_PL44 Elevations Plots 99-103 The Mangold_Mangold A_Kruger_Mangold & Mangold A (with garage) received 8 September 2017
Dwg No CAM_1371_A_PL45 Elevations & Floor Plans Plots 108(H)_159(H) & 180(H) The Calveley received 8 September 2017
Dwg No CAM_1371_A_PL46 Elevations & Floor Plans Plots 111-113 The Perry (A)_Penrose & Minton received 8 September 2017
Dwg No CAM_1371_A_PL47 Elevations & Floor Plans Plots 28-29(H)_105-106(H)_155(H)-156_177-178(H) & 309-310(H) The Hipkiss received 8 September 2017
Dwg No CAM_1371_A_PL48 Elevations & Floor Plans Plot 118 The Marden received 8 September 2017
Dwg No CAM_1371_A_PL49 Elevations & Floor Plans Plot 119 The Rainer received 8 September 2017
Dwg No CAM_1371_A_PL50 Elevations & Floor Plans Plot 120 The Ramos received 8 September 2017
Dwg No CAM_1371_A_PL52 Elevations & Floor Plans Plots 138(H)_174 & 205(H) The Richmond received 8 September 2017
Dwg No CAM_1371_A_PL53 Elevations & Floor Plans Plot 163 The Aldridge received 8 September 2017
Dwg No CAM_1371_A_PL54 Elevations & Floor Plans Plots 167-172 Ballen_Ballen (H)_Minton_Ballen_Ballen (H) & Atkinson D (with pathway) received 8 September 2017
Dwg No CAM_1371_A_PL55 Elevations & Floor Plans Plots 189(H)_190_204_250 & 251(H) The Beecroft received 8 September 2017
Dwg No CAM_1371_A_PL56 Elevations & Floor Plans Plot 107 The Aspen A received 8 September 2017
Dwg No CAM_1371_A_PL57 Elevations & Floor Plans Plots 124(H)-125_139(H)-140 & 195(H)-196 The Hockney received 8 September 2017
Dwg No CAM_1371_A_PL58 Elevations & Floor Plans Plots 192-194 The Perry(H)_Penrose & Penrose A(H) received 8 September 2017
Dwg No CAM_1371_A_PL61 Elevations & Floor Plans Plots 151(H) The Kearney received 8 September 2017
Dwg No CAM_1371_A_PL62 Elevations & Floor Plans Plots 228-233 The Hughes received 8 September 2017

Dwg No CAM_1371_A_PL68 Elevations & Floor Plans Plots 273-274 The Penrose A (H) & Perry (H) received 8 September 2017

Dwg No CAM_1371_A_PL73 Elevations & Floor Plans Plots 302-306 Ballen (H)_Ballen_Minton (H)_Ballen (H) & Ballen received 8 September 2017

Dwg No CAM_1371_A_PL74 Elevations & Floor Plans Plots 314-315(H) The Ballen received 8 September 2017

Dwg No CAM_1371_A_PL75 Elevations & Floor Plans Plot 27 The Gentry received 8 September 2017

Dwg No CAM_1371_A_PL76 Elevations & Floor Plans Plots 137_160_166_181_199(H)_221(H) & 312 The Kearney received 8 September 2017

Noise Assessment received 8 September 2017

Amended Dwg No CAM_1371_A_PL26 A Elevations & Floor Plans Plots 30-35 The Sultans & Perry received 7 June 2018

Amended Dwg No CAM_1371_A_PL32 C Floor Plans Plots 54-60 The Tilson_Hudson_Lucas Flats & Atkinson E received 7 June 2018

Amended Dwg No CAM_1371_A_PL33 C Elevations Plots 54-60 The Tilson_Hudson_Lucas Flats & Atkinson received 7 June 2018

Amended Dwg No CAM_1371_A_PL36 A Elevations & Floor Plans Plots 67-68_143(H)-144(H)_224-225_243-246_299-300_307-308 Andoe & Andoe A received 7 June v2018

Amended Dwg No CAM_1371_A_PL38 B Floor Plans Plots 72-79 & 252-260 The Serra_Ryman_Stella & Mangold received 7 June 2018

Amended Dwg No CAM_1371_A_PL39 B Elevations Plots 72-79 & 252-260 The Serra_Ryman_Stella & Mangold received 7 June 2018

Amended Dwg No CAM_1371_A_PL40 C Elevations & Floor Plans Plots 81-86 The Tilson_Hudson & Lucas Flats received 7 June 2018

Amended Dwg No CAM_1371_A_PL51 A Elevations & Floor Plans Plots 126 (H)-127_226(H)-227 The Abbott B received 7 June 2018

Amended Dwg No CAM_1371_A_PL59 B Elevations & Floor Plans Plots 207-216 The Perry_Penrose(H)_Penrose_Salmon_Tarrant_Penrose (H)_Penrose & Perry (H) received 7 June 2018

Amended Dwg No CAM_1371_A_PL60 A Elevations & Floor Plans Plots 217-218 The Andoe & Andoe A with Garage received 7 June 2018

Amended Dwg No CAM_1371_A_PL63 C Front Elevation & Floor Plans Plots 234-242 Tilson_Hudson_Lucas_Ballen (H)_Ballen & Minton (H) received 7 June 2018

Amended Dwg No CAM_1371_A_PL64 C Elevations Plots 234-242 Tilson_Hudson_Lucas_Ballen (H)_Ballen & Minton (H) received 7 June 2018

Amended Dwg No CAM_1371_A_PL65 A Elevations & Floor Plans Plots 261-264 The Mangold_Mangold A_Mangold(H) & Mangold A(H) received 7 June 2018

Amended Dwg No CAM_1371_A_PL69 A Elevations & Floor Plans Plots 275-278 Ballen (H)_Ballen_Minton (H) & Minton received 7 June 2018

Amended Dwg No CAM_1371_A_PL71 A Floor Plans Plots 287 to 298 The Serra & Ryman received 7 June 2018

Amended Dwg No CAM_1371_A_PL72 Elevations Plots 287 to 298 The Serra & Ryman received 7 June 2018

Amended Dwg No CAM_1371_A_PL81 Plots 252-260 Serra_Ryman_Stella_Mangold Floor Plans received 7 June 2018

Additional Dwg No CAM_1371_A_PL82 Plots 72-80 and 252-260 (H) Serra Ryman_Elevations received 7 June 2018

Amended Dwg No JBA_14_73_DT01 A Fence Details received 7 June 2018

Amended Flood Risk Assessment (Rossi Long ref 141079 Rev 03 dated May 2018) received 7 June 2018

Amended Dwg No NHRH1_EX_01_Rev B External Finishes received 6th July 2018

Amended Dwg No NHRH1_LOC_01_Rev A Location Plan received 6th July 2018

Dwg No JBA_14_75_SK3 Roundabout Planting Plan received 6th July 2018

Dwg No JBA_14_75_01 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_02 Detailed Hard and Soft Landscaping Proposals for Public Open Space received 6th July 2018

Dwg No JBA_14_75_03 Detailed Hard and Soft Landscaping for Public Open Space received 6 July 2018

Dwg No JBA_14_75_04 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_05 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_06 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_07 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_08 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_09 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_10 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_11 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_12 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_13 Detailed Hard and Soft Landscaping for Public Open Space received 6th July 2018

Dwg No JBA_14_75_14 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_16 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Dwg No JBA_14_75_15 Detailed Hard and Soft Landscape for Public Open Space received 6th July 2018

Amended Dwg No NHRH1_RC_01_Rev B Refuse Collection Plan Sheet 1 of 2 received 7th August 2018

Amended Dwg No NHRH1_RC_02_Rev B Refuse Collection Plan Sheet 2 of 2 received 7th August 2018

Amended Dwg No JBA_14_75_DT02 Tree Pit Detail received 28 September 2018

Amended Dwg No JBA_14_75_DT03 Heavy_Extra Heavy Standard Tree Pit and Grille Detail in Hard Landscape (Long Section) received 28 September 2018

Amended Dwg No JBA_14_75_DT04 Heavy_Extra Heavy Standard Tree Pit and Grille Detail in Hard Landscape (Cross Section) received 28 September 2018

Amended Dwg No JBA_14_75_DT05 Heavy_Extra Heavy Standard Tree Pit and Grille Detail in Hard Landscape (Cross Section) received 28 September 2018

Additional Landscape and Ecological Management and Maintenance Plan received 28 September 2018

Amended Dwg No JBA_14_75_SK01_Rev C Soft and Hard Landscaping received 29 November 2018

Amended Dwg No JBA_14_75_SK02_Rev C Soft and Hard Landscaping received 29 November 2018

Amended Dwg No CAM_1371_A_PL35 C Plots 61_66 The Mangold and Mangold A received 26 February 2019

Amended Dwg No CAM_1371_A_PL70 C Elevations & Floor Plans Plots 279_286 The Mangold and Mangold A received 26 February 2019

Additional Construction and Energy Consumption Statement recd 120619

Amended Dwg No C_001_P4 S278 Works Layout received 20 September 2019

Amended Dwg No JBA_14_75_Rev G TP01 Tree Protection Plan received 11 February 2020

Amended Dwg No JBA_14_75_Rev G TP02 Tree Protection Plan received 11 February

2020

2020_07_10 Amended Dwg No C_026_P7 S278 Works Layout Phase 2 Engineering Plan
2021_01_18 Amended Arboricultural Method Statement ref JBA 17_271 AR02 Rev A

Informatives:-

The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of the National Planning Policy Framework.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

The site is subject to a related agreement under Section 106 of the Town And Country Planning Act 1990.

If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

It is an offence to disturb, harm or kill breeding birds in the UK under the Wildlife and Countryside Act 1981. The removal of hedges should take place outside of the breeding season (March to September). In the event that this is not possible, any hedgerow to be removed should be inspected by a suitably qualified ornithologist and if any nests are found a 10 metre exclusion zone should be established until such time as the nest has been fledged.

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

To satisfy condition 3 it will be necessary to comment on how the different phases of the development consider how sustainable drainage relates to the surface water drainage strategy for the whole site. In particular, highlighting where different phases rely on each another for the disposal of surface water, how this will be implemented during construction and operation of the development.

Drawing NHRH1-PHASING-01B is submitted for the purposes of CIL. Drawing NHRH1-PH-CON-01 is submitted for the purposes of discharging conditions.

Signed

Assistant Director – Planning
Broadland District Council,
Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Information relating to appeals against the decision of the Local Planning Authority

If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Time periods to submit appeal

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice.

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within **6 months** of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least **10 days** before submitting the appeal. Further details are on <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals can be made online at <https://www.gov.uk/appeal-planning-decision> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000

Purchase Notices

If permission to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990.